

Springfield District Fairfax Center Area Land Use Committee Meeting
June 13th, 2006, 7:00 p.m.
Room 232, 12000 Government Center Parkway, Fairfax, VA 22035
Meeting Minutes

COMMITTEE MEMBERS PRESENT:

Mark Cummings, *Chair, Brentwood Civic Association*
Tom McDonald, *Buckner Forest Homeowners Association*
Lowell Smith, *Birch Pond Homeowners Association*
Claudette Ward, *Greater Willow Springs Civic Association*
Gail Brugger, *Little Rocky Run Homeowners Association*
Steve Wallace, *Greenbriar Civic Association*
Tom Pennington, *Buckleys Reserve Homeowners Association*

COUNTY STAFF PRESENT:

Marlae Schnare, *Supervisor Elaine McConnell's Office*
Susan Zarybnicky, *Supervisor Elaine McConnell's Office*
Steve Edwards, *Supervisor Elaine McConnell's Office*

APPLICATION PRESENTED: Habitat for Humanity of Northern Virginia, Inc.
RZ 2006-SP-011
Agent for Applicant: Mark Jenkins for Mark G. Jenkins, PC

Mark Jenkins made a brief presentation of the proposal. Habitat for Humanity will develop the property with a nine (9) unit multi-family building. This property will be located on a half-acre parcel in the northwest quadrant of the intersection of Lee Highway and Stevenson Street. Habitat has currently constructed two properties in the area, one located north of the proposed location, at Stevenson Street and Lee Highway and the second one near Waples Mill Road and Lee Highway.

The Property is currently zoned R-1 and the applicant is requesting an increase to R-20. The resulting density is 17.7 du/ac. Twenty-five percent (25%) of the site will be dedicated for the widening of Lee Highway. Stormwater maintenance is provided through an underground detention piping system that has been designed to provide optimal drainage for the site.

Habitat for Humanity is a non profit organization, whose mission is to provide simple, decent affordable housing for neighbors in need. The first time homebuyers program identifies families who earn between 20-50% of the median income in the area, have not owned home and are willing to partner with Habitat by attending homeowner training programs and putting in 300-500 hours of "sweat equity" working on their house with volunteers. In exchange for the sweat equity, Habitat grants an interest free mortgage to finance the homebuyers purchase.

Questions from committee members addressed concerns with the parking and traffic flow from Stevenson Street onto Lee Highway. Additionally, questions were raised about the size of the units and the need for play ground equipment in the area for the children. There was also discussion on who maintains upkeep to the exterior property.

One person from the public praised Habitat for Humanity for creating a much needed affordable housing facility, which was echoed by two Land Use committee members.

A motion was made to approve the plan as proposed by the developer. All members present voted "YES."

The next meeting is scheduled for August 1st, 2006. The meeting adjourned at 8:00.